



G R E G O R Y S
— E S T A T E A G E N T S —

81A Bradford Road
Bath, BA2 5BP

£235,000



Offered to the market with no onward chain, can be found this spacious three bedroom maisonette, positioned in a popular village situated to the outskirts of Bath. The maisonette welcomes with entrance hallway leading to a modern fitted kitchen to the front aspect, whilst a full width lounge diner sits to the rear of the ground floor, with access to a private south facing terrace. Upstairs, three bedrooms can be found, two of which double in nature, and a neutral four piece family bathroom. Positioned near excellent public transport links to Bath city centre, and within easy reach of several green spaces, this sizeable property is sure to appeal to an array of buyers. Having served as a profitable investment property for several years, the maisonette presents itself as an ideal investment opportunity with tenants in situ, however is also well suited to family buyer due to the spacious accommodation. This property requires an internal inspection to fully appreciate all of which the maisonette has to offer.

GREGORYS ESTATE AGENTS
1 MARKET WALK, KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE HALLWAY

uPVC door to front aspect, doors to rooms, stairs to first floor, understairs storage, fitted storage cupboard, radiator.

KITCHEN 9' 5" x 8' 7" (2.87m x 2.62m)

A modern fitted kitchen comprising a generous selection of matching wall & base units with rolltop work surface over. Integrated electric oven, four ring gas hob with extractor hood over. Space & plumbing for washing machine, space for fridge freezer, sink basin with drainer to side & mixer tap. Tiled splashbacks, combination boiler, tile effect vinyl flooring, uPVC double glazed windows to rear aspect.

LOUNGE/DINER 16' 3" x 14' 2" (4.95m x 4.33m)

uPVC double glazed window to rear aspect, uPVC double glazed door to rear terrace, radiators, feature electric fire, feature coving.

LANDING

Doors to rooms, loft hatch, stairs leading to ground floor, fitted storage cupboard.

BEDROOM 1 13' 11" x 9' 8" (4.24m x 2.95m)

uPVC double glazed window to rear aspect, radiator, fitted storage cupboard.

BEDROOM 2 13' 3" x 9' 8" (4.05m x 2.95m)

uPVC double glazed window to front aspect, radiator, fitted storage cupboard.

BEDROOM 3 10' 3" x 7' 3" (3.13m x 2.20m)

uPVC double glazed window to front aspect, radiator.

BATHROOM

A neutral four piece suite comprising low level WC, was hand basin set in vanity unit with mixer taps, panelled bathtub with hot & cold taps, and corner shower enclosure with glass sliding doors & electric power shower. Tiled splashbacks, heated towel radiator, extractor fan, tile effect vinyl.

FRONT ASPECT

Front courtyard laid with patio slabs with gated front access. Storage cupboard.

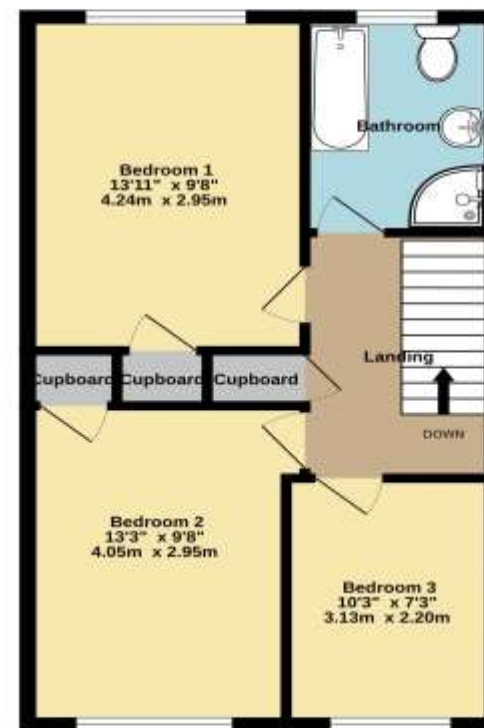
EPC RATING C





Ground Floor
409 sq.ft. (38.0 sq.m.) approx.

1st Floor
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA - 888sq.ft. (81.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the boundaries contained here, measurements of rooms, windows, doors and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlanSpace 10/2022